From: Christopher Williams
To: Daniel Rios
Subject: RE: New Halsell Project
Date: Thursday, February 19, 2026 9:58:00 AM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.png
image007.png
image008.png

Thank you Dan.

Christopher Williams
Police Chief
Santa Maria Police Department
(805)-928-3781 ext. 2295
(805) 207-7234 (cell)

From: Daniel Rios <drios@cityofsantamaria.org>
Sent: Thursday, February 19, 2026 9:39 AM
To: Paul Van Meel <pvanmeel@cityofsantamaria.org>; Christopher Williams <cwilliams@cityofsantamaria.org>; Daniel Cohen <dcohen@cityofsantamaria.org>
Subject: Re: New Halsell Project

More cameras are always beneficial if feasible.

After reviewing the plans, I see there is approximately 10 feet between the buildings, and the overall layout is consistent with other complexes throughout the City. From a law enforcement perspective, I do not have any major concerns with the design. There doesn't appear to be fences/gates on the north end of the breezeways, and the fences at the south end of the breezeways appear to have hinged gates both good for access during an emergency.

One recommendation, if possible, would be to require the contractor to separate attic and crawl spaces by unit. We have experienced issues during barricaded suspect incidents at other apartment complexes where shared attic access allowed subjects to move laterally between units. Containing attic and crawl spaces to individual apartments would significantly reduce that risk and improve officer and resident safety.

Cheers,
Danny

Daniel Rios
Operations Division Commander
Santa Maria Police Department
(805)-928-3781 ext. 1307

From: Paul Van Meel <pvanmeel@cityofsantamaria.org>
Sent: Wednesday, February 18, 2026 3:39:34 PM
To: Christopher Williams <cwilliams@cityofsantamaria.org>; Daniel Cohen <dcohen@cityofsantamaria.org>; Daniel Rios <drios@cityofsantamaria.org>
Subject: RE: New Halsell Project

This is new to me, so I'm not the most informed on what to add to this discussion, but my first thought goes to parking in the area. Can we also make it so that any new building like this has a mandatory purchase of ALPR and CCTV cameras?

Paul Van Meel
Commander
Santa Maria Police Department
pvanmeel@cityofsantamaria.org
(805)-928-3781 ext. 2495

From: Christopher Williams <cwilliams@cityofsantamaria.org>
Sent: Wednesday, February 18, 2026 9:54 AM
To: Daniel Cohen <dcohen@cityofsantamaria.org>; Paul Van Meel <pvanmeel@cityofsantamaria.org>; Daniel Rios <drios@cityofsantamaria.org>
Subject: FW: New Halsell Project

Let me know your thoughts. I asked about how many feet are in between each building and it is approximately eight feet. They don't know how

tall the fence will be or if it will be accessible.

Christopher Williams
Police Chief
Santa Maria Police Department
(805)-928-3781 ext. 2295
(805) 207-7234 (cell)

From: Chenin Dow <cdow@cityofsantamaria.org>
Sent: Tuesday, February 17, 2026 6:51 PM
To: Christopher Williams <cwilliams@cityofsantamaria.org>; Bradley Dandridge <bdandridge@cityofsantamaria.org>
Subject: FW: New Halsell Project

Hi Chiefs,

Please let me know if you have any comments on this one. It will also be routed to Fire as normal for development review.

Thank you,
Chenin

From: David Rowlands <drowlands@cityofsantamaria.org>
Sent: Monday, February 16, 2026 11:04 AM
To: Chuen Wu <cwu@cityofsantamaria.org>; Chenin Dow <cdow@cityofsantamaria.org>
Subject: RE: New Halsell Project

The narrowness could cause a public safety issue. May want the police chief and fire chief to comment as well.

David W. Rowlands
City Manager
110 East Cook Street
Santa Maria, CA 93454
(805) 925-0951 ext. 2392

From: Chuen Wu <cwu@cityofsantamaria.org>
Sent: Monday, February 16, 2026 11:02 AM
To: Chenin Dow <cdow@cityofsantamaria.org>; David Rowlands <drowlands@cityofsantamaria.org>
Subject: RE: New Halsell Project

The buildings are very boxy, and the spaces between the buildings appear very narrow, not allowing for much light and separation between the units.

Thanks for the heads up.

Chuen

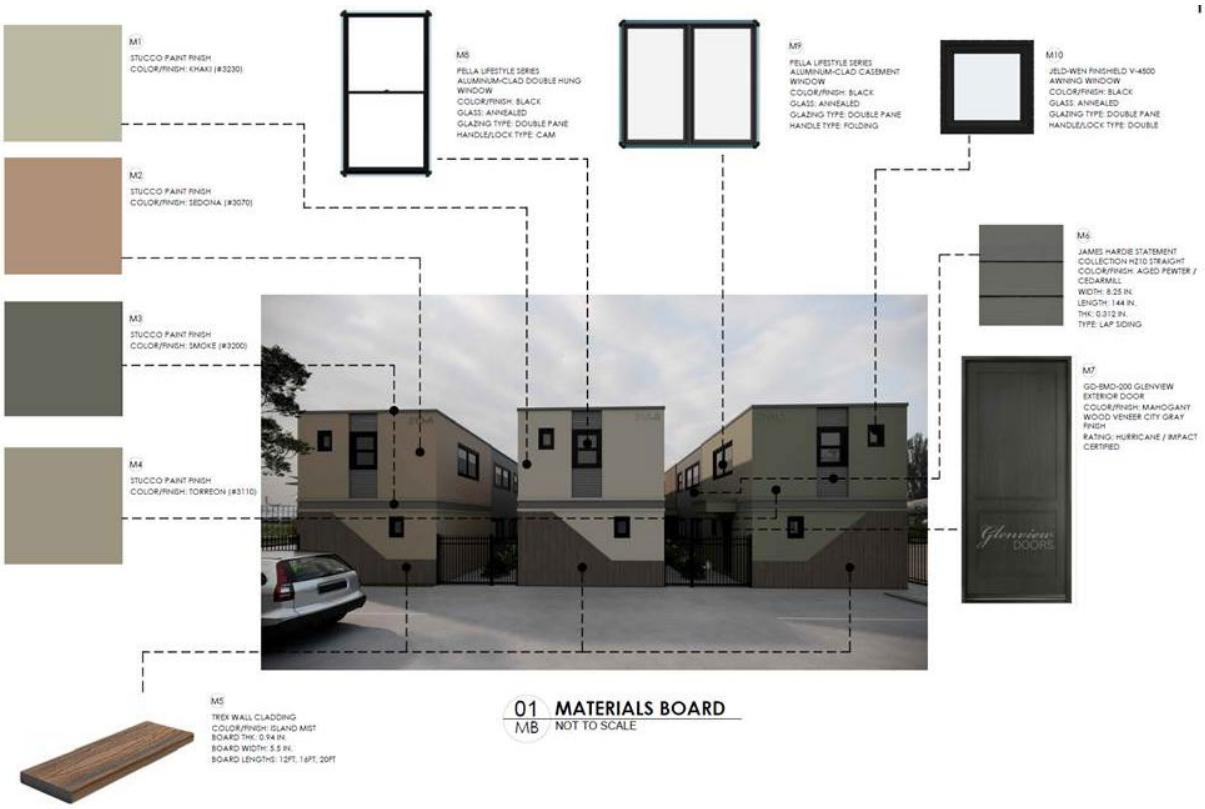
From: Chenin Dow <cdow@cityofsantamaria.org>
Sent: Monday, February 16, 2026 10:56 AM
To: David Rowlands <drowlands@cityofsantamaria.org>; Chuen Wu <cwu@cityofsantamaria.org>
Subject: New Halsell Project

Good morning,

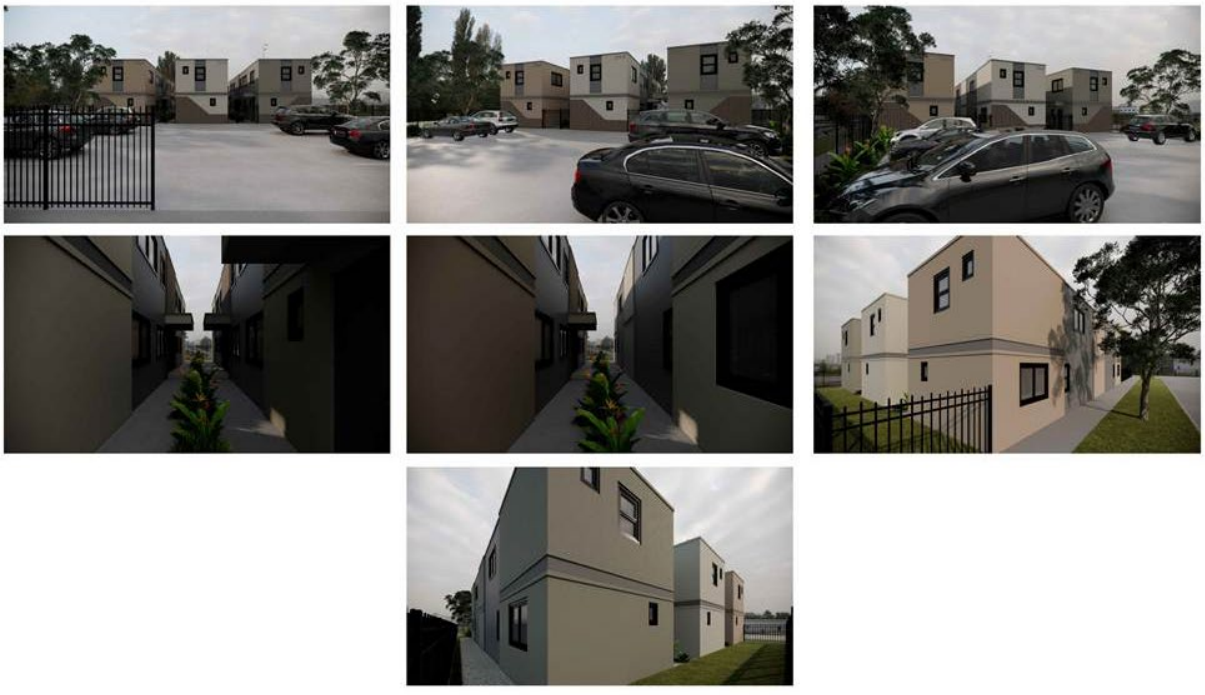
We received a submittal Thursday afternoon for a housing project at 210 N. Pine St. (below), in a vacant lot directly across from Machado Plaza. They are proposing 3 duplexes side-by-side, separated by narrow walkways.

We will be requesting significant changes to the design to bring it up to City standards. The consultant team referenced Mr. Halsell (we're not sure if it's Joe or a sibling), but I wanted to give you a heads-up as we frequently receive comments/inquiries from Council on Halsell projects.

Thank you,
Chenin



01 MB **MATERIALS BOARD**
NOT TO SCALE



01 PR **EXTERIOR PERSPECTIVES**
NOT TO SCALE

Chenin Dow
Community Development Director
(805) 925-0951 x2375

cdow@cityofsantamaria.org
110 S. Pine Street
Santa Maria, CA 93548
Connect on LinkedIn